

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2801 Covington Road, Fort Wayne, Indiana (Kelly Box & Packaging Corp.).

WHEREAS, Petitioner has duly filed its petition dated August 31, 1988 to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

The West 5 acres of the North 6.2 acres West of the railroad located in the Northwest quarter of the Northeast quarter section 16 township 30 range 12 East Wayne township, Allen County, Indiana.

said property more commonly known as 2801 Covington Road, Fort Wayne, Indiana 46802.

WHEREAS, said project will create 6 additional permanent jobs for a total additional annual payroll of \$62,500.00, with the average new annual job salary being \$10,417.00; and

WHEREAS, the total estimated project cost is \$158,000.00; and

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.



SECTION 2. That upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to the deduction of the assessed value of real estate.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.



PAGE THREE

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$10.4296/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$10.4296/\$100 (the change would be negligible).

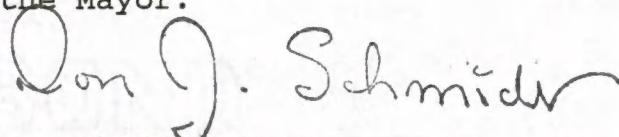
(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$10.4296/\$100 (the change would be negligible).

SECTION 6. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

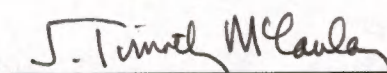
SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of six (6) years.

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
J. Timothy McCaulay, City Attorney

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Kelly Box & Packaging Corp.

Site Location: 2801 Covington Road  
Fort Wayne, Indiana 46802

Councilmanic District: 4th Existing Zoning: M-2

Nature of Business: Manufacturer of corrugated cartons and allied products.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>      </u>	<u>X</u>
Urban Enterprise Zone	<u>X</u>	<u>      </u>
Redevelopment Area	<u>      </u>	<u>      </u>
Platted Industrial Park	<u>      </u>	<u>X</u>
Flood Plain	<u>      </u>	<u>X</u>

Description of Project:

Adding 12,200 square feet of warehouse on south end with loading dock area and space for  
four trailers.

Type of Tax Abatement: Real Property X Manufacturing Equipment NA

Estimated Project Cost: \$ 158,000 Permanent Jobs Created: 6

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes        No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 6 year(s).

Comments:

Staff  
Date

H. William Raster II  
9/20/88

Director  
Date

Angela D. Baile  
9/20/88



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"  
AND STATEMENT OF BENEFITS

**RECEIVED**  
**SEP 07 1988**  
**ECONOMIC  
DEVELOPMENT**

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

<u>xxx</u>	Real Estate Improvements
<u>          </u>	Personal Property (New Manufacturing Equipment)
<u>          </u>	Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Kelly Box & Pkg. Corp.

Address of Applicant's Principal Place of Business:

2801 Covington Rd.

Fort Wayne, IN 46802

Phone Number of Applicant: (219)432-4570

Street Address of Property Seeking Designation:

2801 Covington Rd.

Fort Wayne, IN 46802

S.I.C. Code of Substantial User of Property: 2699

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>x</u>	<u>      </u>
Is the project site within the flood plain?	<u>      </u>	<u>x</u>
Is the project site within the rivergreenway area?	<u>      </u>	<u>x</u>
Is the project site within a Redevelopment Area?	<u>      </u>	<u>x</u>
Is the project site within a platted industrial park?	<u>      </u>	<u>x</u>
Is the project site within the designated downtown area?	<u>      </u>	<u>x</u>
Is the project site within the Urban Enterprise Zone?	<u>x</u>	<u>      </u>

Will the project have ready access to City Water? x     

Will the project have ready access to City Sewer? x     

Is any adverse environmental impact anticipated by  
reason of operation of the proposed project?      x

C. ZONING INFORMATION

What is the existing zoning classification on the project site? Indust.

What zoning classification does the project require? Industrial

What is the nature of the business to be conducted at the project site?

Manufacture of corrugated cartons and allied products

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

35,000 square ft. of office, manufacturing, and warehousing

What is the condition of structure(s) listed above? excellent

Current assessed value of Real Estate:

Land 20,000.00

Improvements 38,000.00

Total 58,000.00

What was amount of Total Property Taxes owed during the immediate past year? \$6,780.00 for year 19 87.

Give a brief description of the proposed improvements to be made to the real estate.

Adding 12,200 sq.ft. of warehouse on south end with loading

dock area and space for four trailers.



Cost of Improvements: \$ 158,000.00

Development Time Frame:

When will physical aspects of improvements begin? Sept. 15, 1988

When is completion expected? Dec. 1, 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \_\_\_\_\_

What was amount of Personal Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19\_\_\_\_.

Give a brief description of new manufacturing equipment to be installed at the project site.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cost of New Manufacturing Equipment? \$ \_\_\_\_\_

Development Time Frame:

When will installation begin of new manufacturing equipment? \_\_\_\_\_

When is installation expected to be completed? \_\_\_\_\_

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 60

How many permanent jobs will be created as a result of this project?  
6

Anticipated time frame for reaching employment level stated above?  
1 year

Current annual payroll: 900,000.00

New additional annual payroll: 62,500.00

What is the nature of the new jobs to be created?

Machine operators, warehouse personnel & lift truck drivers

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Not applicable

In what Township is project site located? Wayne

In what Taxing District is project site located? \_\_\_\_\_

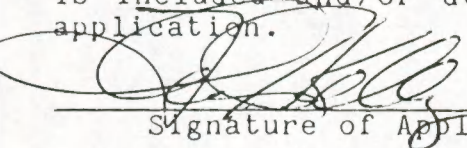
G. CONTACT PERSON:

Name & address of contact person for further information if required:

Thomas J. Kelly, Jr.

Phone number of contact person (219) 432-4570

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

  
\_\_\_\_\_  
Signature of Applicant

Aug. 31, 1988  
\_\_\_\_\_  
Date



RECEIPT

FUND — ECONOMIC DEVELOPMENT

Nº 263

FORT WAYNE, IND. Sep. 8 1988

RECEIVED FROM Kelly Box & Packaging Corporation \$ 50.00

THE SUM OF Fifty dollars and  $\frac{00}{100}$  DOLLARS

ON ACCOUNT OF Tax abatement application fee

Phung Hany  
AUTHORIZED SIGNATURE

KELLY BOX & PACKAGING CORPORATION

32395

SERVICE WITH QUALITY

2300 Mc Kinley Ave. 2801 Covington Rd.  
FORT WAYNE, INDIANA 46802

Sept. 2 19 88 71-34  
749

KELLY BOX & PACKAGING CORP. 50 DOLS 00 CTS

PAY DOLLARS \$ 50.00

TO THE  
ORDER  
OF

City of Fort Wayne

KELLY BOX & PACKAGING CORPORATION

SUMMIT BANK  
ONE SUMMIT SQUARE  
FORT WAYNE, INDIANA 46802

Phung Hany

⑈032395⑈ ⑆074900343⑆ 10135 01400⑈



# STATEMENT OF BENEFITS

State Form 27167 (7-87)

STATE BOARD OF TAX COMMISSIONERS

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body <b>City Council</b>	County <b>Allen</b>
Name of Taxpayer <b>Kelly Box &amp; Pkg. Corp.</b>	
Address of Taxpayer (Street, city, county) <b>2801 Covington Rd. Fort Wayne, IN Allen County</b>	
ZIP Code <b>46802</b>	

## SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above	Taxing District
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: <b>Adding 9,600 sq. ft. of warehouse on south end with loading dock area and space for four trailers. Cost - 158,000.00</b>	
(Attach additional sheets if needed)	Estimated Starting Date <b>9/15/88</b>
	Estimate Completion Date <b>12/1/88</b>

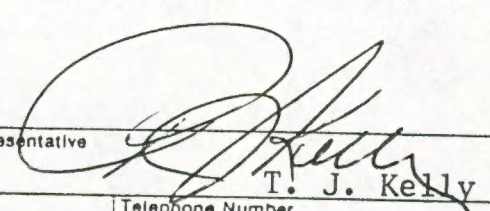
## SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number <b>60</b>	Salaries <b>\$900,000 annual</b>	Number Retained	Salaries	Number Additional <b>6</b>	Salaries <b>annual 62,500.00</b>
-----------------------------	-------------------------------------	-----------------	----------	-------------------------------	-------------------------------------

## SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	200,000	58,000		
Plus estimated values of proposed project	158,000	20,000		
Less: Values of any property being replaced	--	--		
Net estimated values upon completion of project	358,000	78,000		

## SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.	Signatures of Authorized Representative  <b>T. J. Kelly</b>
Title <b>President</b>	Date of Signature <b>Aug. 31, 1988</b>
	Telephone Number <b>219-432-4570</b>



## FOR USE OF DESIGNATING BODY

## IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	\$ 10.4296
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 10.4296
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 10.4296

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed one calendar years. \*(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
  - 2) Installation of new manufacturing equipment ☐ Yes ☒ No
  - 3) No limitations on type of deduction (check if no limitations) ☒ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an \$ \_\_\_\_\_ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

9-27-88

City Clerk

\* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

LEGAL DESCRIPTION FOR KELLY BOX & PACKAGING CORP.

The West 5 acres of the North 6.2 acres West of the railroad located in the Northwest quarter of the Northeast quarter section 16 township 30 range 12 East Wayne township, Allen County, Indiana.



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by Redd, and duly adopted, placed on its passage. PASSED ~~lost~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BRADBURY	✓			
BURNS	✓			
GiaQUINTA	✓			
HENRY				✓
LONG	✓			
REDD	✓			
SCHMIDT	✓			
STIER	✓			
TALARICO	✓			

DATED: 9-27-88

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ RESOLUTION NO. 9-58-88

on the 27th day of September, 1988,

Sandra E. Kennedy ATTEST  
SANDRA E. KENNEDY, CITY CLERK

SEAL James Stier  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of September, 1988, at the hour of 11:30 o'clock 4 M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 6th day of October, 1988, at the hour of 5:15 o'clock P M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

D-88-09-19

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Application of Kelly Box & Packaging Corp. for tax abatement  
for the addition of 12,200 square feet of warehouse on south end with loading dock  
area and space for four trailers.

EFFECT OF PASSAGE Allows the tax abatement and the construction of a 12, 200 sq.ft.  
addition.

EFFECT OF NON-PASSAGE Opposite from above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$158,000

ASSIGNED TO COMMITTEE (PRESIDENT) Finance



BILL NO. R-88-09-19

REPORT OF THE COMMITTEE ON FINANCE

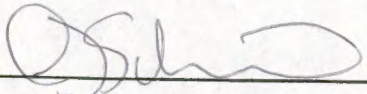
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ <sup>XX</sup> (RESOLUTION) designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 2801 Covington Road, Fort Wayne,  
Indiana (Kelly Box & Packaging Corp.)

HAVE HAD SAID ~~(ORDINANCE)~~ <sup>RESOLUTION</sup> ~~(RESOLUTION)~~ UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

YES

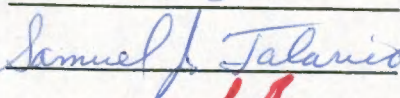
NO



DONALD J. SCHMIDT  
CHAIRMAN



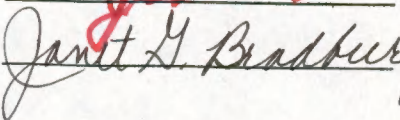
CHARLES B. REDD  
VICE CHAIRMAN



SAMUEL J. TALARICO

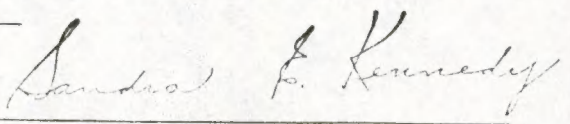


JAMES S. STIER



JANET G. BRADBURY

CONCURRED IN 9-27-88

  
Sandra E. Kennedy  
City Clerk